

AMENDING OFFICIAL ZONING MAP

SOUTHWEST QUADRANT OF STANLEY ROAD AND LONITA STREET

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-40 Residential Single Family to Conditional District – RS-7 Residential Single Family (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the western right-of-way line of Stanley Road, said point being S03°38'W 149.99 feet from the intersection with the southern right-of-way line of Lonita Street; thence N85°36'W 290.42 feet to a point; thence N03°38'E 149.99 feet to a point in the southern right-of-way line of Lonita Street; thence crossing Lonita Street N03°38'E 50 feet to a point in the northern right-of-way line; thence along said northern right-of-way line S85°36'E 290.42 feet to a point in the intersection with the western right-of-way line of Stanley Road; thence crossing Stanley Road S85°36'E 60 feet to a point in the eastern right-of-way line; thence along said eastern right-of-way line S03°38'W 199.99 feet to a point; thence crossing Stanley Road N85°36'W 60 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-40 Residential Single Family to Conditional District – RS-7 Residential Single Family is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Single family residential and accessory uses.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on February 24, 2006.